

149.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

644,400 / 644,400

USE VALUE:

644,400 / 644,400

ASSESSED:

644,400 / 644,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		FARMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SOLOMON MELI/ TRUSTEE	
Owner 2: MELI SOLOMON 1994 TRUST	
Owner 3:	

Street 1: 18 FARMER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SOLOMON MELI -

Owner 2: -

Street 1: 18 FARMER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4600		Sq. Ft.	Site		0	70.	1.21	8									390,599						390,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4600.000	253,800		390,600	644,400			97843
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/29/18		



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97843
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	12:48:34
LAST REV Date	Time
11/04/21	15:13:12
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID		149.0-0002-0002.0	Date
Tax Yr	Use	Cat	
2022	101	FV	253,800
			0
			4,600.
			390,600
			644,400
			Year end
			12/23/2021
2021	101	FV	246,500
			0
			4,600.
			390,600
			637,100
			Year End Roll
			12/10/2020
2020	101	FV	246,600
			0
			4,600.
			390,600
			637,200
			Year End Roll
			12/18/2019
2019	101	FV	202,900
			0
			4,600.
			390,600
			593,500
			593,500 Year End Roll
			1/3/2019
2018	101	FV	203,800
			0
			4,600.
			346,000
			549,800
			549,800 Year End Roll
			12/20/2017
2017	101	FV	203,800
			0
			4,600.
			290,200
			494,000
			494,000 Year End Roll
			1/3/2017
2016	101	FV	203,800
			0
			4,600.
			290,200
			494,000
			494,000 Year End
			1/4/2016
2015	101	FV	192,700
			0
			4,600.
			251,100
			443,800
			443,800 Year End Roll
			12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOMON MELI,		79000-412	1	10/27/2021	Convenience	99	No	No		
HURLEY ROBERTJ/		70695-241		3/2/2018		675,000	No	No		
HURLEY MARK J,		63912-437		7/15/2014	Convenience	1	No	No		
HURLEY ROBERT J		63912-432		7/15/2014	Convenience	1	No	No		
HURLEY ROBERT J		41274-242		10/24/2003	Family	1	No	No		
		9123-408		1/1/1901	Family	No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/27/2018	1400	Dormers	250,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2019	SQ Returned	MM	Mary M
8/29/2018	MEAS&NOTICE	BS	Barbara S
7/18/2018	MEAS&NOTICE	CC	Chris C
10/27/2008	Meas/Inspect	345	PATRIOT
11/8/1999	Meas/Inspect	268	PATRIOT
7/13/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

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